

4. REQUIREMENTS FOR JOINT PROPOSAL

People

Facilities

Community

Science

Illustration by Linda S. Nye

4. Requirements for the Joint Proposal

The City of San Diego, in conjunction with our Building Owner, Slough, is providing ten (10) copies of our comprehensive joint proposal to the State Department of General Services.

4.1 Letter from Government Entity

The City of San Diego is pleased to submit our letter of certification to the State of California, certifying to the accuracy of the responses and the documentation contained within our proposal. Please see Appendix C.

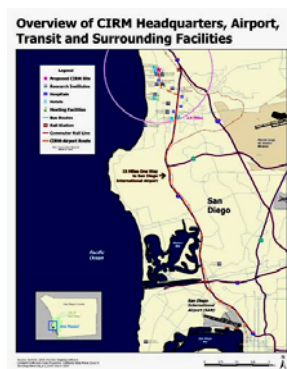
4.2 Government Entity Responsibilities

4.2.1 Minimum Requirements

The City of San Diego meets or exceeds all minimum requirements as described below.

4.2.1.1 Proximity of Facility to International Airport

San Diego International Airport, also known as Lindbergh Field, is located approximately 15 miles south and 18 minutes in normal travel time from our proposed CIRM facility site on the Torrey Pines Mesa. The airport is near Interstate 5, California's major north-south artery, providing a direct route to our proposed Institute site. Please refer to the Map below.



See map on next page

4.2.1.2 High-Speed Communications Infrastructure

Our proposed office facility provides T1 High Speed Internet access with fiber access through the Main Point of Entry (MPE) in the parking garage. The cabling is verified to be along North Torrey Pines Road and all buildings along this road have access to this infrastructure.

4.2.1.3 Proximity of Facility to Public Transit

The area around the CIRM facility is served by at least 15 bus lines of the San Diego Metropolitan Transit System, including one that runs directly in front of our proposed site.

Additionally, the Coaster commuter rail line has a stop 2.5 miles from our proposed CIRM facility. The Coaster runs daily between San Diego's North County and downtown San Diego. Amtrak provides rail services between San Diego and Los Angeles.



See map on next page

The San Diego region offers favorable commuting options. We have four interstate highways and eight major state highways that help channel the traffic of commerce throughout San Diego County. American metros, freeways are at times congested with people traveling to and from their occupations and going about their daily lives. Last November, San Diego voters passed Proposition A, which will enable our region to invest nearly \$1 billion for transportation improvements.

San Diego's proposed CIRM headquarters is just off North Torrey Pines Road, the main north/south thoroughfare for both commuting and recreational cyclists throughout the County. This ride hugs the coastline and is one of the most famous bike rides in Southern California, making commuting by bicycle an attractive option for employees.

San Diego ranks outside the top 10 nationally in several measures of traffic congestion as noted in the "2004 Urban Mobility Study," a widely recognized annual study of traffic patterns in major urban areas by the Texas Transportation Institute at Texas A&M University. Two other California markets, Los Angeles and San Francisco/Oakland, are among the ten most congested areas.

Nationally, San Diego ranks 14th in the number of person-hours lost annually to traffic congestion delays, amounting to 72.1 million hours. By contrast, the notoriously congested highways of Los Angeles rank first in the country, with 625.1 million hours lost each year. San Francisco/Oakland is fourth in the country, with 153.2 million lost hours, more than double that of San Diego.

From the perspective of fuel efficiency, San Diego ranks 13th in the nation with 119 million excess gallons of fuel consumed each year. This compares to the No. 1 community of Los Angeles at 931 million gallons, and the No. 4 community of San Francisco/Oakland at 245 million gallons – again, more than double that of San Diego.

Finally, San Diego is the most cost-effective region, when compared to Los Angeles and the Bay Area in terms of the overall cost of congestion. This cost, calculated by the Texas Transportation Institute, is comprised of lost hours of worker productivity, stalled goods and wasted fuel. San Diego's measured losses are \$1.3 billion, or 13th in the U.S., San Francisco/Oakland losses are \$2.8 billion, and Los Angeles losses are an astonishing \$11.2 billion.

4.2.1.4 Map of Facility and Proximity to All

Our proposed CIRM site is located amidst the tremendous intellectual capital and breathtaking beauty of the Torrey Pines Mesa. Within a few minutes drive are eight renowned biomedical research institutions, three hospitals and the University of California, San Diego. The site is in walking distance of more than three high quality hotels and numerous meeting facilities. Set on a park-like campus, the site has a sweeping vista of Torrey Pines Golf Course, located across the street, and of the Pacific Ocean just beyond. Please refer to the following map indicating the close proximity of the facility to all relevant amenities.



See map on next page

4.2.2 Preferences

The San Diego Coalition has proposed high-level qualitative and quantitative preference features that will enhance the start-up and ongoing operations of the CIRM.

4.2.2.1 San Diego's Qualified Professionals

San Diego County has approximately 500 biomedical, research, medical device and related firms, which employed an estimated 38,934 workers in 2004, up 7% from the previous year, according to the Economic Research Bureau of the San Diego Regional Chamber of Commerce.



See map on next page

The California Employment Development Department estimates that 45% of all biotech workers in San Diego County are employed in a single zip code, the 92121 Sorrento Mesa zip code, where the proposed CIRM site is located. An additional 16.3% are in the adjoining 92037 zip code. This represents 61.3% (23,867 biomedical professionals) within a four-mile radius of our proposed facility.

San Diego has a significant resource pool from which the CIRM can recruit its employees. In January 2005, more than one million people were employed in industries providing professional services in San Diego, and many with organizations with similar administrative functions as the CIRM. For example, there are tens of thousands of people employed in legal affairs including licensing, human resource management and business management, grant administration and management, and public relations and communications.



See map on next page

Of all the major communities across the State, San Diego has the most competitive salary profiles for biomedical employment pools, as presented in the following table. By selecting San Diego as the CIRM site, the Institute can realize extensive financial savings in its staffing expenses.

**Comparative Salaries
in Five Major California Cities**

Job Title	Median Salary in Thousands of Dollars (rounded to the nearest hundred)				
	San Diego	Sacramento	Los Angeles	San Jose	San Francisco
Compared to San Diego Salaries*	-	2.3% above	6.3% above	10.9% above	11.1% above
Top Research & Dev. Executive	228.0	233.1	242.4	252.9	253.3
Executive Assistant	44.2	45.2	47.0	49.0	49.1
Controller	170.0	173.8	180.7	188.5	188.8
Accountant IV	70.4	72.0	74.9	78.1	78.3
Public Relations Manager	81.9	83.8	87.1	90.9	91.0
Research and Development Manager	105.2	107.6	111.8	116.7	116.9
Grants/Proposal Writer	43.1	44.1	45.9	47.8	47.9
Contracts Administrator III	68.0	69.5	72.3	75.4	75.5
Medical/Science Writer III	71.3	72.9	75.9	79.0	79.2
Patent Attorney IV	149.3	152.7	158.8	165.7	165.9
Patent Agent II	78.2	80.0	83.2	86.8	86.9
Licensing Specialist III	39.6	40.5	42.1	43.9	44.0
Paralegal III	56.8	58.1	60.4	63.0	63.1
Legal Secretary	41.5	42.4	44.1	46.0	46.1
Web Designer (Sr.)	89.5	91.5	95.1	99.3	99.4
Database Administrator	86.2	88.2	91.7	95.7	95.8
Documentation Specialist	49.5	50.6	52.6	54.9	55.0

Source: www.salary.com "Salary.com incorporates publicly available survey data in a proprietary mathematical model designed to adjust for unintended biases and inconsistencies inherent in many survey reports. We do not regurgitate numbers from survey sources. Our team of compensation professionals has more than 70 years of combined experience in compensation and statistical analysis, and adheres to professional compensation standards and principles. This team reviews the numbers, applies logic based on market conditions and industry trends, and comes up with accurate market-priced data."



4.2.2.2 Proximity of Facility to International Airport

The CIRM facility is 15 miles north of and an 18-minute drive from San Diego International Airport, under normal traffic conditions. Our airport is located near downtown San Diego and offers nearly 20 flights daily to and from Sacramento. The one-way flight to the State Capitol is scheduled for 85 minutes.

Overview of CIRM Headquarters, Airport, Transit and Surrounding Facilities



See map on next page.

4.2.2.3 Hotel and Conference Facilities

As further evidence of the strong San Diego collaboration to support the CIRM, hotels and conference facilities have offered compelling incentive packages. Please refer to individual letters of commitment in Appendix D.

In addition to these commitments, where State rates are not available for hotel rooms, the San Diego Coalition will offer up to \$10,000 per year to offset costs of above-per-diem rates for CIRM personnel whose travel is reimbursed by the State.

We are proud to offer the following set of world-class hotels in immediate proximity to our proposed site. Commitments are based on Department of General Services statement that defines negotiated rates in San Diego and La Jolla as \$110/night. Where hotels have offered State rates, they will be the State rates for the area at the time of the reservation.

Estancia La Jolla Hotel & Spa

9700 North Torrey Pines Road, La Jolla, California 92037

www.estancialajolla.com

One of San Diego's newest hotels – and the headquarters hotel for the University of California San Diego – is the Estancia La Jolla Hotel & Spa. The Estancia is located within two miles of the proposed CIRM Headquarters and 14 miles from the San Diego International Airport. It is within walking distance of the Salk Institute and across the street from the UCSD campus.

Estancia La Jolla offers a number of particularly attractive features and service advantages, winning it the prestigious International Association of Conference Centers (IACC) certification.

- The majority of Estancia meeting space includes fully ergonomic “ultimate comfort meeting chairs”, as opposed to the typical hotel stackable banquet chairs.
- Meeting attendees sit at 30" wide hard-surface business tables rather than the typical 18" tables with table cloths and skirts.
- State-of-the-art audio-visual support, including built-in Audio-Visual, data power hook-ups, and programmable lighting.

Estancia La Jolla has a number of rooms that are able to accommodate over 150 people. They include:

- La Jolla Ballroom – maximum 500 theatre style
- The Pacifica Ballroom – maximum 300 theatre style
- The Grande Room – maximum 240 theatre style

These conference facilities are available without charge for basic function space and the Estancia is also offering a 10% discount on printed/standard banquet and audio-visual prices.

Estancia La Jolla has a number of dates available for anticipated conferences, and is offering three potential two-night conference dates to the CIRM. The Estancia guarantees availability on at least one of each set of dates listed, once more detailed requests are provided.

- June 15–17, 2005; June 29–July 1, 2005; July 6–8, 2005; July 13-15, 2005
- November 2-4, 2005; November 9-11, 2005; November 16-18, 2005
- April 12-14, 2006; April 19-21, 2006; April 28-30, 2006

The Estancia La Jolla will extend the UCSD rate of \$159 for a standard guest room in 2005. This represents a 55-percent reduction from the standard rate of \$355 per night. Beyond 2005, the annual rates extended to UCSD will apply to CIRM referred individual travel business over the next 10 years.

The Lodge at Torrey Pines

11480 North Torrey Pines Road, La Jolla, California 92037
www.lodgetorrey.com

The Lodge at Torrey Pines, located across the street from the proposed CIRM headquarters site and on the famed Torrey Pines Golf Course, is an architectural masterpiece and tribute to California Craftsman design.

The Lodge was the first hotel in 68 years to be awarded the prestigious “Five Diamond” ranking by the Automobile Association of America (AAA) at its grand opening and is the only Five Diamond property in the City of San Diego. The Lodge features an award-winning restaurant, A.R. Valentien, and has garnered many awards for its architecture, luxury spa, and service. The Lodge can also offer guaranteed tee times on the golf course.

The Lodge offers 13,000 square feet of meeting rooms and conference facilities able to accommodate over 150 people:

- The Maurice Braun Ballroom – maximum 300 theatre style
- The Charles Reiffel Room – maximum 225 theatre style

The Lodge offers to host two ICOC board meetings in the months of August and December, during the first two years of the Institute. This offer includes up to 25 complimentary Signature Guest Rooms and the waiver of the meeting room charge. They will also provide complimentary car service to La Jolla and Del Mar for meeting attendees. Over the two-year period, this package is valued at \$40,000.

The Hilton La Jolla Torrey Pines

10950 North Torrey Pines Road, La Jolla, CA 92037
www.hilton.com

The 394-room Hilton La Jolla is located five minutes by car and within walking distance from the proposed CIRM headquarters. All hotel rooms feature views of the hotel’s gardens, the Pacific Ocean and the Torrey Pines Golf Course, where the hotel offers guaranteed tee times.

The Hilton is offering the State per diem rate during the ten-year life of the Institute on a limited availability basis, and a special room rate of \$155.00 per night plus tax for standard rooms, with a 3% increase per year. These rooms are regularly offered at \$229.00 per night.

San Diego Marriott La Jolla

4240 La Village Drive, San Diego CA 92122
www.marriott.com

The Marriott is centrally located, less than 15 minutes from the proposed CIRM headquarters and 20 minutes from San Diego International Airport, adjacent to a major shopping and entertainment center, University Towne Center.

Through December 31, 2005 the Marriott is offering a preferred room rate of \$110 per night, or the prevailing California State Per Diem rate plus tax, for standard guests rooms, regularly offered at \$219 per night. The hotel is also offering **no cost** self-parking for guest qualifying for the state rate.

The Catamaran Resort Hotel and Spa

3999 Mission Boulevard, San Diego, California 92109

www.catamaranresort.com

A casually elegant conference hotel and resort on the shores of Mission Bay, 15 minutes from San Diego International Airport and 15 minutes from the proposed CIRM headquarters, the Catamaran features breathtaking views of the Bay and the Pacific Ocean. The newly renovated hotel is opening a full-service spa and luxury health club in Spring 2005.

The Catamaran's package features a commitment to the 150-person conference requirements of the CIRM, including providing prevailing state rates for attendees whose travel is reimbursed by the State of California.

The Catamaran will offer the prevailing state per diem rate, plus tax, for guests of CIRM during specific conference dates, and extend the prevailing corporate rate to guests of CIRM during off-conference periods. They will also waive the \$3,000 meeting room rental cost for the 150-person conferences and provide complimentary audio-visual services.

San Diego Conference Facilities

The San Diego Coalition is pleased to offer these additional conference facilities, all of which are in close proximity to our proposed CIRM headquarters site. Please refer to the table below, which presents a summary of these outstanding conference facilities.

Facility	Space	Cost
Neurosciences Institute 10640 John Jay Hopkins Dr. San Diego CA 92121 (1.5 miles from facility)	Auditorium: 350 theatre style	No cost (\$1000 value)
Salk Institute for Biological Studies 10010 N. Torrey Pines Rd. La Jolla CA 92037-1099 (2 miles from facility)	Auditorium: 320 theatre style Reception Center – 200 classroom style	No cost (\$1000 value) No cost (\$800 value)
Institute of the Americas 10111 N. Torrey Pines Rd. La Jolla CA 92037 (2 miles from facility)	Auditorium: 300 seats Weaver Center: 200 theatre style	\$220 a day (Reg. \$660) \$160 a day (Reg. \$450)
Mandeville Auditorium & Recital Hall On the UCSD Campus (2 miles from facility)	Auditorium: 9 theatre style Recital Hall: 150 theatre style	\$1,305 a day – includes manager, stage hand & equipment costs (Reg. \$2850) \$841 a day –includes manager, stagehand & equipment costs. (Reg. \$2150)
International House 9500 Gilman Dr., 0550 La Jolla, CA 92093-0550 (4 miles from facility)	The Great Hall: 250 lecture style	\$1,045 first day – includes set-up & equipment (Reg. \$1,890) \$965 second day – includes tear-down & equipment (Reg. \$1,810)

4.2.2.4 Access to Sacramento

Lindbergh Field provides San Diego with easy access to Sacramento International Airport and the State Capitol. On a daily basis, there are 19 flights (15 non-stop) from Sacramento to San Diego and 18 flights (16 non-stop) from San Diego to Sacramento. Scheduled flying time between San Diego and Sacramento is 85 minutes.

San Diego provides comparable access to Sacramento as other communities across the State. San Francisco provides 19 flights daily between Sacramento International and San Francisco International Airport, with a flying time of about 41 minutes. Los Angeles provides 37 flights daily between Sacramento and Los Angeles International Airport, with flight time being one hour and 15 minutes.

There are no flights between Sacramento and either Oakland or San Jose, according to the Sacramento airport website. Under normal driving conditions, the typical drive time between Oakland and Sacramento is one hour, 23 minutes, and between San Jose and Sacramento is one hour, 54 minutes.

On a daily basis, there are 19 flights (15 direct) from Sacramento to San Diego International Airport and 18 flights (16 direct) from San Diego International Airport to Sacramento. The duration of a one-way flight from/to the State Capitol is scheduled for 85 minutes.

Departing Sacramento for	Daily Flights	Arriving Sacramento from	Daily Flights
San Diego	19	San Diego	18
Los Angeles	18	Los Angeles	19
San Francisco	9	San Francisco	10
Oakland	0	Oakland	0
San Jose	0	San Jose	0



4.3 Building Owner Responsibilities

4.3.1 PROPOSAL 1 of 2 - BASED ON BUILDING IN "AS IS" CONDITION

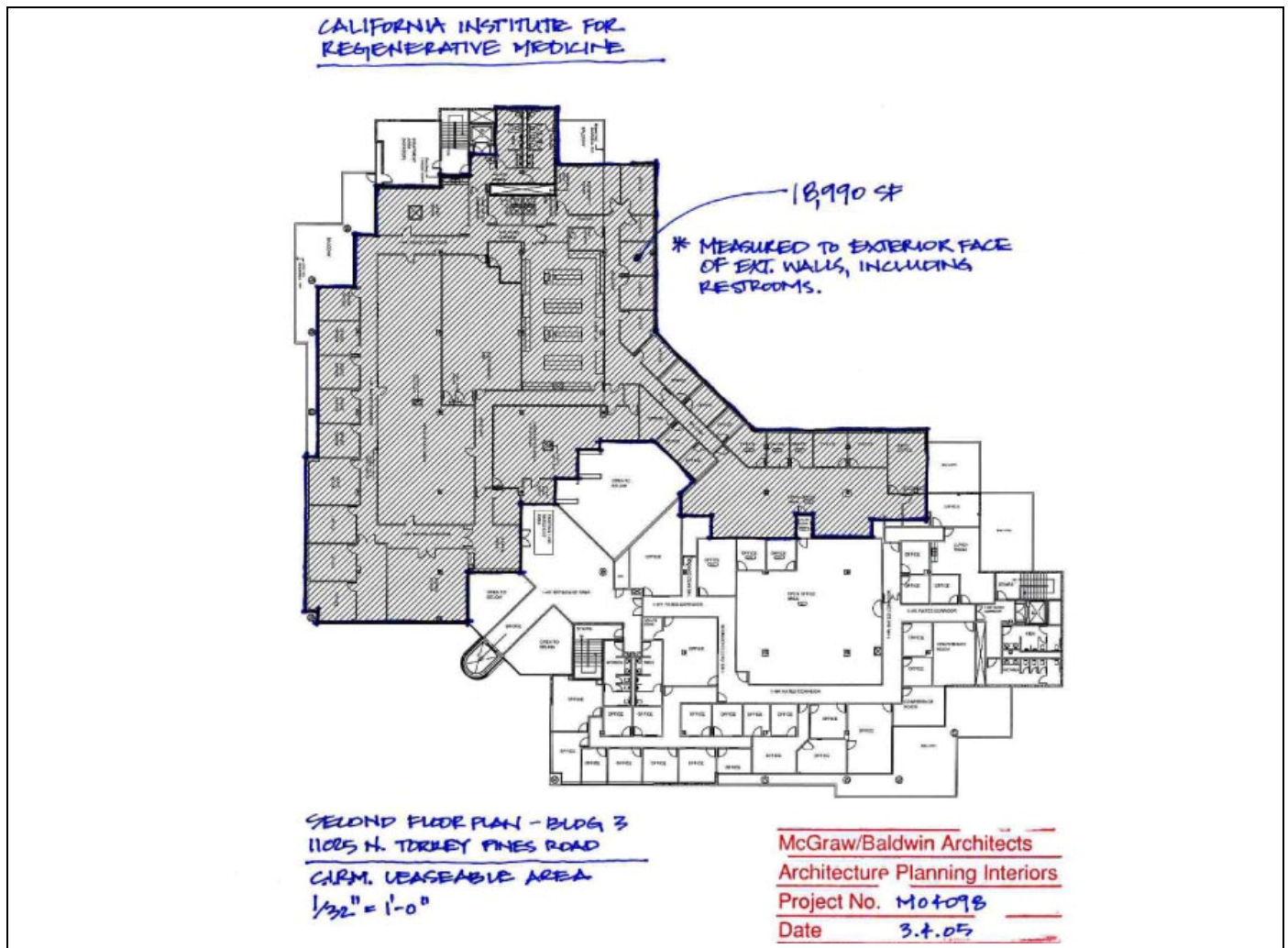
Slough, in the role of Building Owner, agrees to perform all responsibilities as defined in the RFP.

4.3.1.1 Compliance with Minimum Requirements

Our proposal meets or exceeds all BO minimum requirements specified in the RFP.

4.3.1.1a Facility Size

The Building Owner offers 17,000 net usable square feet, and an additional 1,990 common area square feet, in contiguous space on a single floor. The square footage designated as common areas include restrooms, stairways, elevators, and other building common areas.



4.3.1.1b In-Office Conference/Meeting Rooms

The Building Owner can reconfigure the existing space to house 2 conference rooms, capable of accommodating 50 persons. There are 2 additional existing interior meeting areas currently capable of accommodating 6-10 persons, and 2 meeting areas currently capable of accommodating 4-5 persons.

4.3.1.1c Conference Room Equipment

Each conference room will be equipped with conference phone facilities that allow communication between multiple contacts without interference, via portable teleconferencing equipment.

4.3.1.1d General Use Spaces

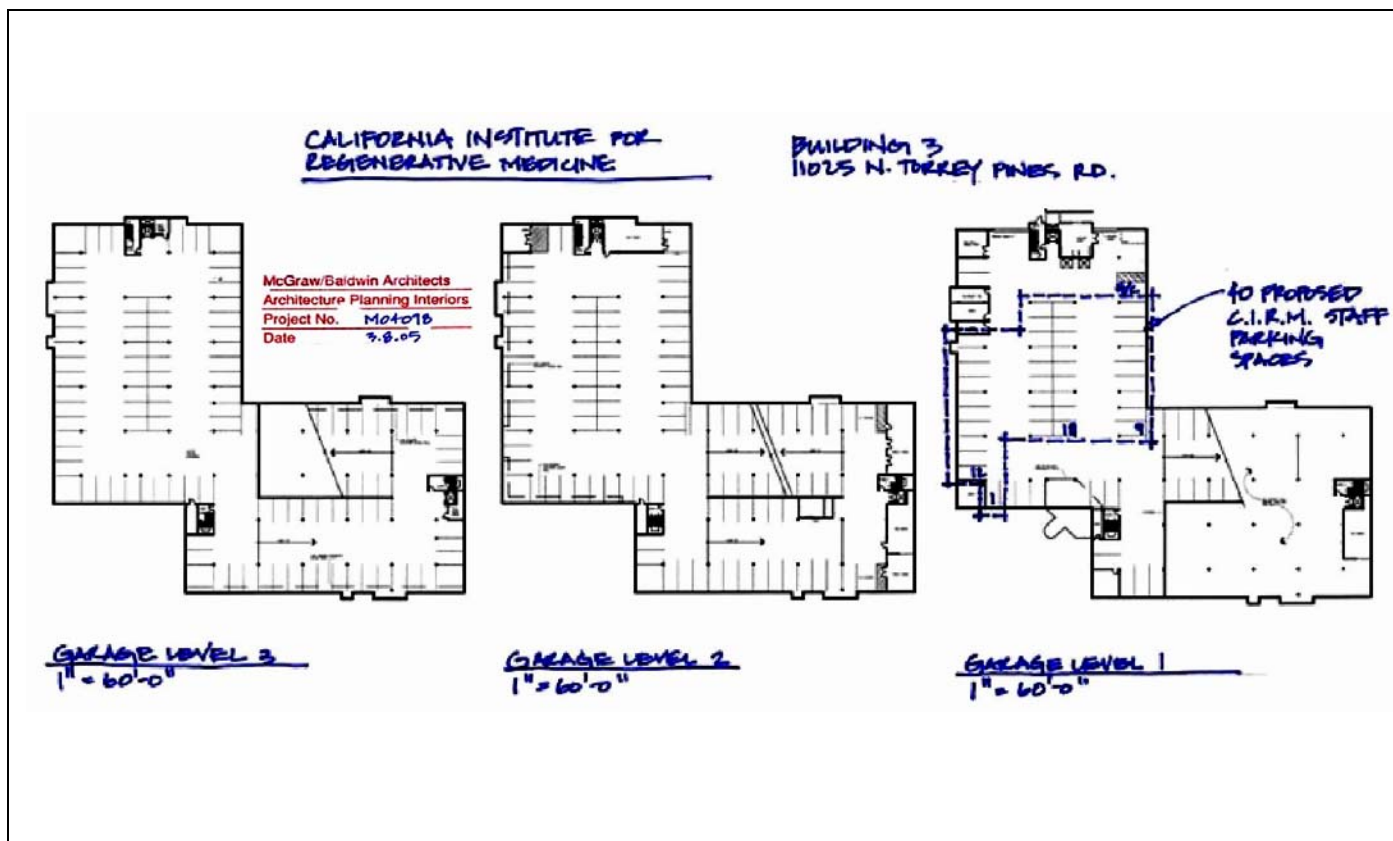
In its current configuration, the space is capable of accommodating up to approximately 123 persons. The existing facility has 26 private offices, of which 23 are exterior offices and 3 are interior offices. The exterior offices are along the perimeter of the building, and have views of the Torrey Pines golf course and Pacific Ocean via the full building window line.

Of the 23 exterior offices, 11 can be occupied by 2 persons. The balance of the office space is capable of accommodating up to 86 employees in a cubicle arrangement, separated into 3 large open office areas. There is a break room/lunch area, a large boardroom, a small conference room, 1 restroom each for women and men, 1 shower room each for women and men, and 2 outdoors private patios which overlook the Torrey Pines golf course and Pacific Ocean.

In addition, there is a kitchen, a supply room, a reception area, and 2 coffee stations

4.3.1.1e Parking

In its current condition, the facility includes 80 designated parking stalls – twice the amount of minimal required parking stipulated in the RFP. There are 40 spaces located just outside the entrance to the CIRM suite that are designated as ground-level visitor stalls. The remaining 40 spaces for employees are located in the secure underground structure beneath the building. Such parking will be provided at **no cost** to the State. In its current configuration, this parking arrangement meets all ADA requirements for employees and visitors. The CIRM staff shall also benefit from having a covered, gated, and secured subterranean parking structure for all of its employees.



4.3.1.1f High-speed Internet Access

In its current configuration, high speed internet is provided to the building via copper and fiber conduit, and will be routed to Suite 250 at the Building Owner's expense. Specifically, the suite has an existing feed from the Main Point Of Entry (MPOE) for lines, digital circuits, etc. to enter the suite, and is wired for voice and data in separate fields.

4.3.1.1g Lease Term

The Building Owner offers a lease term of 10 years. The ten-year term will be at **no cost** to the CIRM and the State of California where the Building Owner offers a no rent gross full service lease term.

4.3.1.1h Building Owner Signed Letter

The Building Owner signed a letter certifying that they do not and will not have in the future any ownership interest in any firms or agencies competing for grants to be awarded by CIRM. This letter can be found in Appendix E. The BO reserves the right to continue its normal and usual primary business operations of property acquisition, leasing, and management.

4.3.1.1i Building Compliance

The Building Owner states that the building will be in compliance by the first day of occupancy with California Building Standards Code (CBSC) Current Edition, American with Disabilities Act (ADA) including Title II, Uniform Building Code, State and City Marshall Regulations, local zoning and building codes and ordinances, Seismic, Toxic Materials, and all other applicable codes and regulations as required for occupancy by State Employees. The City of San Diego will review and inspect drawings and associated compliance documents. See letter from the City in Appendix F.

4.3.1.1j Sound Buffered Offices

Our proposed facility has offices that all provide effective sound buffering to ensure privacy of confidentiality and sensitive discussions.

4.3.1.1k Office Space On One Floor

The office space in the proposed facility is contiguous on a single floor and meets all ADA requirements.

4.3.1.1l Irrevocable Offer

The City of San Diego, as Government Entity, has received written assurance from the Building Owner that they are submitting an irrevocable offer for 75 days from the date all proposals are due (March 16, 2005). If San Diego's proposed facility is selected, the offer will be irrevocable for an additional fifteen (15) days after the ICOC's selection of the site and backup site to permit lease execution and execution of the agreement with the city and/or third parties on conference facilities, hotel accommodations and other components of the offer. The Building Owner will submit a notice of revocation if at anytime CIRM notifies the proposed GE/Building Owner that the proposal is no longer being considered.

4.3.1.1m State Lease Contract/Exhibit Documents Agreement

The Building Owner agrees to use the State Lease Contract and Exhibit Documents as stated in the RFP.

4.3.1.1n Occupancy Agreement

The Building Owner agrees to provide occupancy within thirty (30) to ninety (90) days of lease execution and also agrees that CIRM is not required to occupy the proposed facility for the first thirty (30) days after acceptance of space.

4.3.1.1o Proximity of Public Transit

The area around the CIRM facility is served by at least 15 bus lines of the San Diego Metropolitan Transit System, including one that runs directly in front of our proposed site, approximately 50 yards from the facility entrance. Additionally, the Coaster commuter rail line has a stop 2.5 miles from our proposed CIRM facility, served by numerous bus lines. The Coaster runs daily between San Diego's North County and downtown San Diego.

4.3.1.1p Proposal Costs

The Building Owner agrees to take responsibility for all of its costs incurred in preparing San Diego's proposal to the CIRM/DGS RFP.

4.3.1.2 Preferences

The Building Owner provides the following features and capabilities associated with our proposed facility to address the BO preferences stated in the RFP.

4.3.1.2a High-speed Internet Access

In its current configuration, high speed internet **is provided to the building via copper and fiber conduit**, and will be routed to Suite 250 at the Building Owner's expense. Specifically, the suite has an existing feed from the Main Point Of Entry (MPOE) for lines, digital circuits, etc. to enter the suite, and is wired for voice and data in separate fields.

4.3.1.2b Facility Incentives

4.3.1.2.1a Favorable Lease Terms

For our proposed facility in "as is" condition, Building Owner is providing a **no cost lease term for 10 years**, with no cost to CIRM or the State of California.

4.3.1.2.1b Movers

The San Diego Coalition has arranged with Republic Van Lines of San Diego to provide a 30 percent discount off the Max 4 California Tariff as a moving allowance for any moving needs of the CIRM staff.

4.3.1.2.1c Furniture

The San Diego Coalition has arranged with San Diego Office Interiors to provide \$40,000 worth of office furniture at no cost to the CIRM using the State of California furniture standards. We selected a U.S. Communities Contract that allows them to procure Haworth furniture on behalf of the State of California. Photos and description of furniture can be found in Appendix G.

4.3.1.2.1d Parking

The Building Owner provides 40 secured, underground parking spots that are being provided at no cost to the CIRM and an additional 40 exterior parking spots for visitors. This is valued to be at \$880,426.

In addition, over 15 organizations are offering pro bono or discounted services to make CIRM transition and operational start-up smooth. This support is valued to be at \$200,000, at a minimum. Please refer to the Scientific and Community Support Section for details and respective values of each of these offering.

4.3.1.2c Contiguous Office Space

Our proposed office space is **contiguous on a single floor** and meets all ADA requirements.

4.3.2 PROPOSAL 2 of 2 BASED ON STATE SPECIFICATIONS/FACILITIES DESIGN PROGRAM

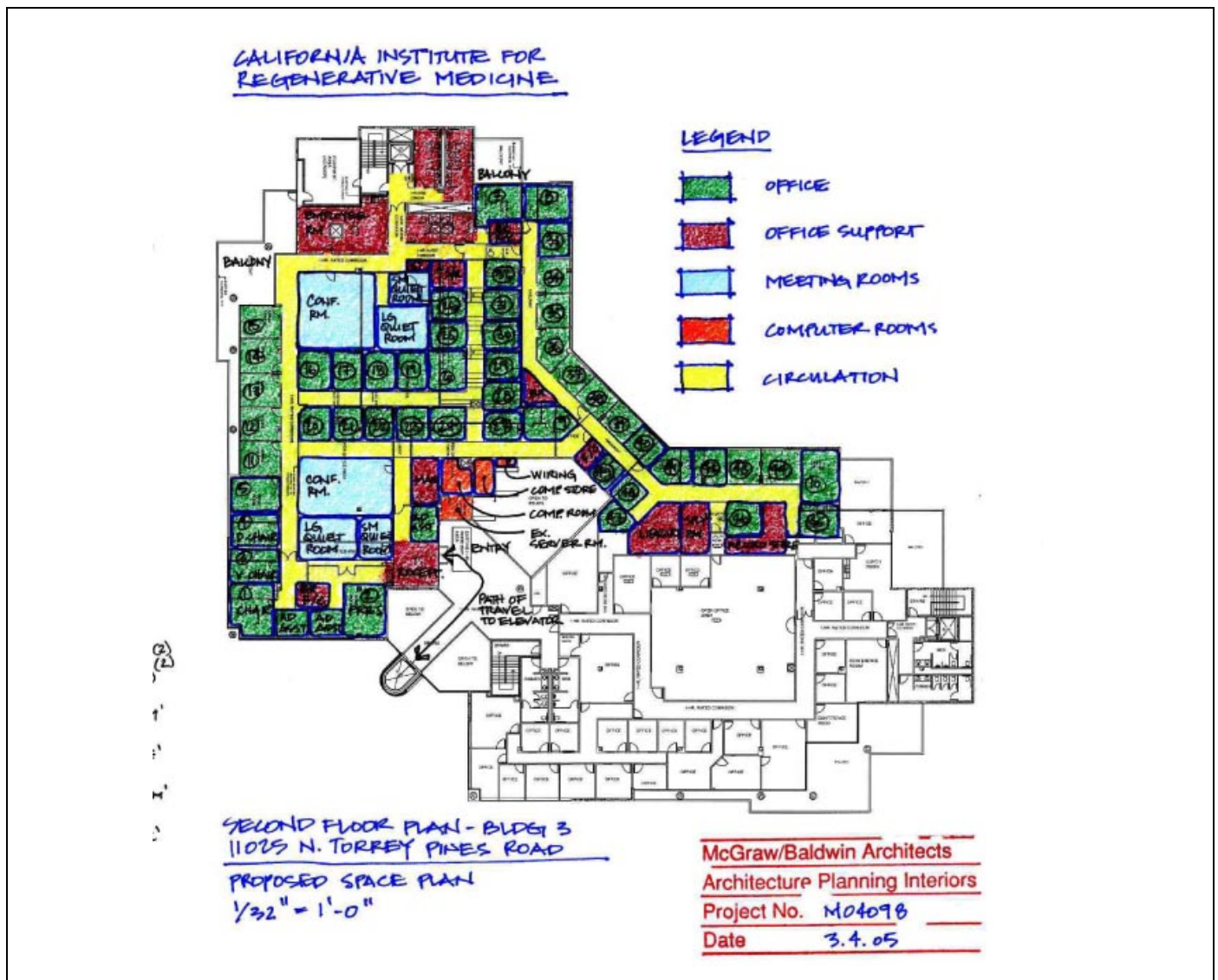
Slough, in the role of Building Owner, agrees to completely perform all responsibilities as defined in the RFP.

4.3.2.1 Compliance with BO Minimum Requirements

Our proposal meets or exceeds all BO minimum requirements specified in the RFP, as presented below.

4.3.2.1a Facility Size

The Building Owner offers 17,000 net usable square feet, and an additional 1,990 common area square feet in a contiguous space on a single floor. The common area square footage includes restrooms, stairways, elevators, and building common areas. Please refer to the figure below, which presents a preliminary, high-level floor plan.



REAL ESTATE SERVICES DIVISION PROFESSIONAL SERVICES BRANCH DESIGN SERVICES						PROGRAM DATA	
Department of General Services						State of California	
Department: CALIFORNIA INSTITUTE FOR REGENERATIVE MEDICINE						Date: 2/25/2005	
Division:						Project No.: 119294	
Location:						Space Type:	
						O = Open Space	
						P = Private Office	
						G = Group Workstations	
PROGRAM FOR:							
(Type)	(Base)	CLASSIFICATION	NOW	2 YRS	Area	Space Type	Total Area Required
A	A	Chairman	1	1	300	P	300
A	A	President	1	1	300	P	300
A	A	Vice Chairman	1	1	200	P	200
A	A	Deputy Chairman	1	1	200	P	200
A	A	Chief Legal Officer/Counsel	1	1	200	P	200
A	A	Chief Administrative Officer	1	1	200	P	200
A	A	Chief Scientific Officer	1	1	200	P	200
A	A	Chief Communication Officer	1	1	200	P	200
A	A	Director of Govt. Relations	1	1	200	P	200
A	A	Program Director	1	1	200	P	200
A	A	Scientific, Medical, Technical & Administrative Staff	37	37	150	P	5550
A	A	Admin. Assist. (to Chairman)	1	1	100	O	100
A	A	Admin. Assist. (to President)	1	1	100	O	100
A	A	Administrative Assist.	1	1	100	O	100
Subtotal Office Requirements			50	50			8050
Circulation			35	Percent			2818
TOTAL OFFICE SPACE REQUIRED							10868
S.F. of Office Space per py							217
SPECIAL REQUIREMENTS							
Reception Area						175	'RECEPT'
Quiet Rooms (4-5 people) 2 @ 150 s.f. each						300	'SM. QUIET RM (2)'
Quiet Rooms (6-10 people) 2 @ 250 s.f. each						500	'LG. QUIET RM (2)'
Conference Rooms / Educational Classroom (50 people) 2 @ 750 s.f. each						1500	'CONF. RM (2)'
Visiting Staff Offices (2 @ 150 s.f. each)						300	'VSTG OFF (2)'
Mail / Copy Room						250	'MAIL'
Employee Room						250	'EMPLOYEE RM'
Coffee Stations 3 @ 50 s.f. each						150	'BR. (3)'
Supply Room						200	'STLY RM'
Record Storage						250	'RECORD STORE'
Library / Reference Room						250	'LIBRARY'
Printer / Fax / Copier Stations 3 @ 50 s.f. each						150	'F/C (3)'
Server Room						150	'EX SERVER RM'
COMPUTER ROOM							'COMP RM'
ELECT/WIRING ROOM							'WIRING'
COMPUTER WORKSPACE/STORE							'COMP STORE'
SHIPPING/RECEIVING							'S/R'

PROVIDED ON SPACE PLAN

CHAIR ①
PRES ②
③
④
⑤
⑥
⑦
⑧
⑨
⑩
⑪ → ⑫

ADASST
ADASST
ADASST

RECEPT
SM. QUIET RM (2)
LG. QUIET RM (2)
CONF. RM (2)
VSTG OFF (2)
MAIL
EMPLOYEE RM
BR. (3)
STLY RM
RECORD STORE
LIBRARY
F/C (3)
EX SERVER RM
COMP RM
WIRING
COMP STORE
S/R

4.3.2.1b In-Office Conference/Meeting Rooms

Our proposal provides a total of six conference rooms within the contiguous space of our proposed facility, including:

- Two meeting rooms for 50 persons (750 s.f. each)
- Two meeting rooms for 6-10 persons (250 s.f. each)
- Two meeting rooms for 4-5 persons (150 s.f. each)



4.3.2.1c Conference Room Equipment

Our proposal includes each conference room being equipped with teleconferencing and telephone facilities that allow for voice communications among multiple contacts without interference.

4.3.2.1d General Use Spaces

Our proposal includes two (2) extra office spaces for visiting staff (150 s.f. each), as well as the following facility additions:

- Reference room/library (250 s.f.)
- Kitchen (250 s.f.)
- Supply room (200 s.f.)
- Reception area (175 s.f.)
- Three (3) coffee stations (50 s.f. each)
- Record storage room (250 s.f.)

4.3.2.1e Parking

Our proposal provides for 80 designated parking stalls – twice the amount of minimal required parking stipulated in the RFP. 40 ground level spaces, located just outside the entrance to the CIRM suite are designated as visitor stalls. And the remaining 40 spaces for employees located in the secure underground structure just outside the facility. Please refer to our parking plan on page 28. We will provide such parking at **no cost** to the State. In addition to meeting all ADA requirements for employees and visitors, CIRM will also receive the added security benefits achieved by covered and gated subterranean parking structures for its employees.

4.3.2.1f High-Speed Internet Access

The Building Owner shall provide high-speed Internet access in accordance with the FDP and all applicable exhibits.

4.3.2.1g Lease Term

Slough, as Building Owner, offers a lease term of 10 years that will be at **no cost** to the CIRM and the State of California.

4.3.2.1h Building Owner Signed Letter

The Building Owner has submitted a signed letter certifying that they do not and will not have in the future any ownership interest in any firms or agencies competing for grants to be awarded by CIRM. This letter can be found in Appendix E. The Building Owner reserves the right to continue its normal and usual primary business operations of property acquisition, leasing and management.

4.3.2.1i Building in Full Compliance

The Building Owner states that the building will be compliant by the first day of occupancy with California Building Standards Code (CBSC) Current Edition, American with Disabilities Act (ADA) including Title II, Uniform Building Code, State and City Marshall Regulations, local zoning and building codes and ordinances, Seismic, Toxic Materials, and all other applicable codes and regulations as required for occupancy by State Employees. The City of San Diego will review and inspect drawings and associated compliance documents. See letter from the City in Appendix F.

4.3.2.1j Sound Buffered Offices

Our proposed facility has offices that will provide effective sound buffering to ensure privacy of confidentiality and sensitive discussions.

4.3.2.1k Office Space on One Floor

The office space in the proposed facility is contiguous on a single floor and meets all ADA requirements.

4.3.2.1l Irrevocable Offer

The City of San Diego, as Government Entity, has received written assurances from the Building Owner that they are submitting an irrevocable offer for 75 days from the date all proposals are due (March 16, 2005). If San Diego's proposed facility is selected, the offer will be irrevocable for an additional fifteen (15) days after the ICOC's selection of the site and backup site to permit lease execution and execution of the agreement with the city and/or third parties on conference facilities, hotel accommodations and other components of the offer. The Building Owner will submit a notice of revocation if at anytime CIRM notifies the proposed GE/Building Owner that the proposal is no longer being considered.

4.3.2.1m State Lease Contract/Exhibit Documents Agreement

The Building Owner agrees to use the State Lease Contract and Exhibit Documents as stated in the RFP.

4.3.2.1n Occupancy Agreement

The Building Owner agrees to provide occupancy within thirty (30) to ninety (90) days of lease execution and also agrees that CIRM is not required to occupy the proposed facility for the first thirty (30) days after acceptance of the space.

4.3.2.1o Proximity of Public Transit

The area around the CIRM facility is served by at least 15 bus lines of the San Diego Metropolitan Transit System, including one that runs directly in front of our proposed site, approximately 50 yards from the facility entrance.

Additionally, the Coaster commuter rail line has a stop 2.5 miles from our proposed CIRM facility, served by numerous bus lines. The Coaster runs daily between San Diego's North County and downtown San Diego.

4.3.2.1p Proposal Costs

The Building Owner agrees to take responsibility for all of its costs incurred in preparing San Diego's proposal to the CIRM/DGS RFP.

4.3.2.2 Preferences

The Building Owner provides the following features and capabilities associated with our proposed facility to address the BO preferences stated in the RFP.

4.3.2.2a High-Speed Internet access

Slough shall provide high-speed Internet access in accordance with the FDP and all applicable exhibits.

4.3.2.2b Facility Incentives

The San Diego Coalition offers the following incentives, reflecting its commitment to CIRM's operational success.

4.3.2.2.1a Lease Term

Slough, as Building Owner, is providing a no cost gross full service lease for a 10 year term.

4.3.2.2.1b Movers

The San Diego Coalition has arranged with Republic Van Lines of San Diego to provide a 30 percent discount off the Max 4 California Tariff as a moving allowance for any moving needs of the CIRM staff.

4.3.2.2.1c Furniture

The San Diego Coalition has arranged with San Diego Office Interiors to provide \$40,000 of office furniture to the CIRM at no cost, using State of California furniture standards. We selected a U.S. Communities Contract that allows them to procure Haworth furniture on behalf of the State of California.

4.3.2.2.1d Parking

Slough provides 40 secured, underground parking spaces at no cost to the CIRM, meeting RFP requirements, and provides an additional 40 exterior parking spots for visitors. This feature is valued over 10 years at \$880,426.



4.3.2.2c Contiguous Office Space

Our proposed office space is configured as contiguous space on a single floor and meets all ADA requirements.

For further cash-flow information, please refer to the graph below.

Space	18,990 rsf
Term	120 months
Begins	9/1/05
Expires	8/31/15
Full Service Rental Rate	\$2.15/rsf/mo
Increases	3.00%
Full Service Expenses	\$.70/rsf/mo
Utilities	\$.22/rsf/mo
Actual Improvement Costs	\$41.71/rsf
Free Rent	120 months

Proposal 1 – Premises Provided in "as is"

	Obligation by San Diego
	Obligation by CIRM

Est. Utilities	Period Beg.	Year	Rental Obligation	Full Service Expenses	Est. Utilities	Actual TI Costs	Total Value
	Sep-05	1	PAID	PAID	PAID		
	Sep-06	2	PAID	PAID	PAID		
	Sep-07	3	PAID	PAID	PAID		
	Sep-08	4	PAID	PAID	PAID		
\$.25/rsf/mo	Sep-09	5	PAID	PAID	PAID		
\$.25/rsf/mo	Sep-10	6	PAID	PAID	PAID		
\$.26/rsf/mo	Sep-11	7	PAID	PAID	PAID		
\$.27/rsf/mo	Sep-12	8	PAID	PAID	PAID		
\$.28/rsf/mo	Sep-13	9	PAID	PAID	PAID		
\$.29/rsf/mo	Sep-14	10	PAID	PAID	PAID		

VALUE of SD OFFER	\$5,616,636	\$1,698,056	\$574,726		\$7,889,418
CIRM Expenses	\$0	\$0	\$0		\$0

Space	18,990 rsf
Term	120 months
Begins	9/1/05
Expires	8/31/15
Full Service Rental Rate	\$2.15/rsf/mo
Increases	3.00%
Full Service Expenses	\$.70/rsf/mo
Utilities	\$.22/rsf/mo
Actual Improvement Costs	\$41.71/rsf
Free Rent	120 months

Proposal 2 – State Specified Tenant Improvements

Full Service Expenses	Est. Utilities	Period Beg.	Year	Rental Obligation	Full Service Expenses	Est. Utilities	Actual TI Costs	Total Value
		Sep-05	1	PAID	PAID	PAID	PAID	
		Sep-06	2	PAID	PAID	PAID		
		Sep-07	3	PAID	PAID	PAID		
		Sep-08	4	PAID	PAID	PAID		
\$.78/rsf/mo	\$.25/rsf/mo	Sep-09	5	PAID	PAID	PAID		
\$.81/rsf/mo	\$.25/rsf/mo	Sep-10	6	PAID	PAID	PAID		
\$.83/rsf/mo	\$.26/rsf/mo	Sep-11	7	PAID	PAID	PAID		
\$.86/rsf/mo	\$.27/rsf/mo	Sep-12	8	PAID	PAID	PAID		
\$.88/rsf/mo	\$.28/rsf/mo	Sep-13	9	PAID	PAID	PAID		
\$.91/rsf/mo	\$.29/rsf/mo	Sep-14	10	PAID	PAID	PAID		

VALUE of SD OFFER	\$5,616,636	\$1,698,056	\$574,726	\$1,022,829	\$8,912,247
CIRM Expenses	\$0	\$0	\$0	\$0	\$0